

# GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

**806-373-3111**  
GWAMARILLO.COM



# FOR LEASE

3350 Olsen  
Amarillo, TX

## OFFICE/WAREHOUSE

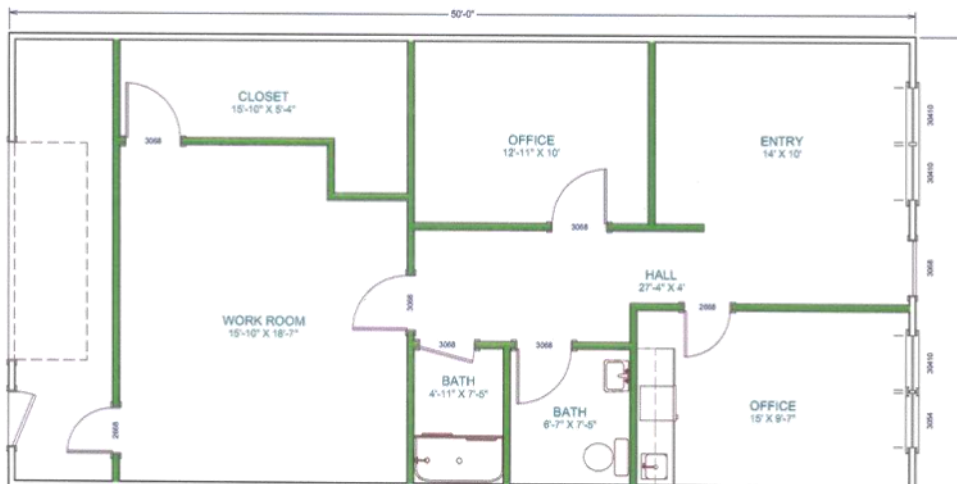


- Zoned LC - Light Commercial
- Convenient location on Olsen Blvd.
- South of I-40 & Western
- Landlord pays water, sewer and trash
- Local owner / management

## AVAILABLE SUITES

### Suite 300: \$1,350/month

- 1,250 sf - Very nice, former spa business fronting Olsen
- Ready for occupancy with vinyl plank floor, built-ins, and plumbing in place.
- Consists of entry/waiting room, 2 offices (one with a sink), restroom, shower, large open work area with plumbing in place, large closet/copy room, and storage area with 12' x 12' grade level door.



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

This property is represented by:  
**Ben Whittenburg**  
ben@gwamarillo.com • 806-373-3111

# GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

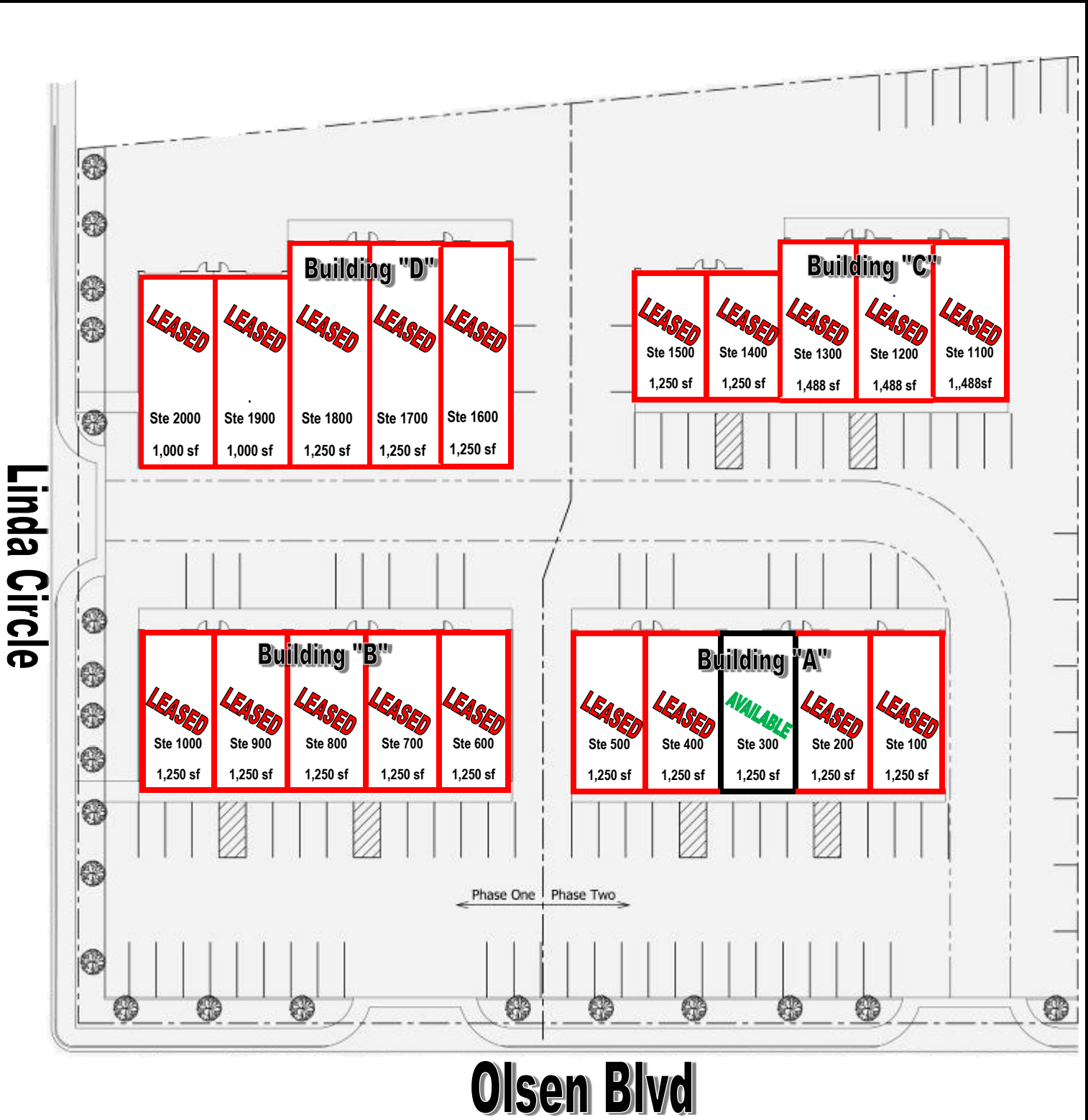
**806-373-3111**  
GWAMARILLO.COM



# FOR LEASE

3350 Olsen  
Amarillo, TX

## OFFICE/WAREHOUSE



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

This property is represented by:  
Ben Whittenburg  
ben@gwamarillo.com • 806-373-3111